

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: DRAC Development LLC/
The Manors

Case #: 39-R-03

Date: 5/13/03

Comments:
No Comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: DRAC Development LLC/
The Manors

Case #: 39-R-03

Date: 5/13/03

Comments:

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: DRAC Development LLC/
The Manors

Case #: 39-R-03

Date: 5/13/03

Comments:

1. Provide civil plan showing fire main, hydrant location, DDC and FDC.
2. Fire sprinkler system required as per 903.8.2 of the FBC.
3. Fire lane is only required if the conditions of 3-5.1 of the FFPC mandate it. Remember building height is measured to the highest occupied floor level not the roof. Therefore, these building may be close enough to the main road to not require a fire lane. If a fire lane is provided then it must meet all the requirements of 3-5 of the FFPC.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: DRAC Development LLC/
The Manors

Case #: 39-R-03

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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: DRAC Development LLC/
The Manors

Case #: 39-R-03

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Comments:

1. Make sure trees have the required 8' landscape area width. The area on the east side of the property may be of insufficient width.
2. Provide a list of existing trees and palms on site, their names and sizes. Indicate whether they are to remain, be relocated or be removed. All Tree Preservation Ordinance requirements apply. Any trees or palms which would be considered good candidates for relocation should be relocated. For removals, "equivalent replacement" to be above minimum site Code requirements.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. If applicable, overheads should be placed underground.
4. Final signoff plans to be sealed by the Landscape Architect.

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: DRAC Development LLC/
The Manors

Case #: 39-R-03

Date: 5/13/03

Request: Site plan level II / 8 unit townhouse / RMM-25

Comments:

1. This is a new use and must meet all current code requirements.
2. Provide a narrative outlining compliance with Sec. 47-18.33 Townhouses.
3. Provide a narrative outlining compliance with Sec. 47-25.2 Adequacy.
4. Dimension to the centerline of all adjacent rights-of-way.
5. Show all adjacent sidewalks on the site plan.
6. A five-foot easement is required along all property lines not abutting a street.
7. Continue the sidewalk across the driveway access.
8. Provide the setback dimension to the pool.
9. Show the location of all exterior lighting on the site plan.
10. Show the location of A/C equipment on the site plan.
11. Discuss street tree requirements with the Landscape Rep.
12. Provide floor area information for each unit type.
13. Provide a note on the site plan indicating that the clubhouse is for the sole use of the residents and their guests.
14. Show the outline of all adjacent structures on the site plan and elevation drawings.

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15. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
16. Provide color and materials information **or samples** for all exterior surfaces and indicate on all plans.
17. Respond to DRC comments within 90 days or further review may be required.

Additional comments may be forthcoming.

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Division:	Police	Member:	Det. C. Cleary- Robitaille (954) 828-6419
Project Name:	DRAC Development LLC/ The Manors	Case #:	39-R-03
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Comments:

1. Perimeter alarm systems that include glass- breaking sensors should be installed in all units.
2. What type of access control is planned for the pool and clubhouse?
3. Landscaping and lighting should not conflict. Tree canopies should not interfere with the illumination of lighting fixtures.
4. Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: DRAC Development LLC/
The Manors

Case #: 39-R-03

Date: 5/13/03

Comments:

1. Provide a point- by- point narrative outlining how the proposed townhouse project complies with section 47-18.33.
2. Dimension the additional five (5) foot setback requirement on the front façade pursuant to section 47-18.33.B.3.
3. Indicate the location of the A/C equipment on the site plan pursuant to sections 47-19.2.S and 47-19.2.Z.
4. Pool equipment shall not be located in the required front and corner yards, pursuant to section 47-19.2.S.
5. Indicate the pedestrian/ utility easements on the site plan pursuant to section 47-18.33.B.5.
6. Light fixtures shall comply with section 47-19.2.R and shall not cause illumination to exceed one (1) footcandle. Provide details of the light fixtures.
7. Provide a data table with the minimum lot area requirements of section 47-18.33.B.1.

Additional comments may be discussed at the DRC meeting.